

Agricultural Advisory Committee

AGENDA



Thursday, December 8, 2016

6:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Agricultural Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

2. Minutes

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Approve Minutes of the Meetings of September 8, 2016 and October 13, 2016.

3. Agricultural Land Commission Decisions

3.1 3665 Hart Road

4. Old Business

4.1 Agricultural Plan Update - Engagement

19 - 23

To update the Agricultural Advisory Committee on the results of the Agricultural Plan Update for the fall of 2016.

5. Next Meeting

January 12, 2017

6. Termination of Meeting

Agricultural Advisory Committee Minutes

Date: Thursday, September 8, 2016
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Domenic Rampone, Ed Schiller, Keith Duhaime, Tarsem Goraya, Yvonne Herbison and Jill Worboys

Committee Members Absent: Pete Spencer, Jeff Ricketts (Alternate), and Kevin Daniels (Alternate)

Staff Present: Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Senior Airport Finance & Corporate Services Manager, Shayne Dyrdat*; and Legislative Systems Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:02 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 4193 Gordon Drive, Heritage Revitalization Agreement HRA16-0002 - Colin Gifford Magnus Thomson

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- The Applicant is proposing to enter into a Heritage Revitalization Agreement to allow for a proposed carriage house to be used for tourist accommodation.
- The subject property is currently zoned A1 and is within the Agricultural Land Reserve.
- The Thomson Family has owned the property since 1904 and farmed in the area since the late 1800's, and there are two (2) heritage registered buildings on site. The Farm House was constructed in 1920 and the Tobacco Barn was constructed in 1925.
- The property is currently actively farmed and has been producing beef and hay since 1980.
- The subject property is associated with property to the south, which currently has an intensive organic vegetable and hay crop.

- Noted that the specific design and siting of the proposed carriage house will be evaluated through the Heritage Alteration Permit application this is tied to 4th reading of the Heritage Revitalization Agreement.
- The proposed carriage house is less than 90m2 and is proposed to be sited at the southwest corner of the property.
- A septic tank is proposed for the carriage house as well as a non-permanent foundation.
- This application is similar to:
 - o an A1t zone application for agri-tourist accommodation; and
 - o an A1c zone application for carriage house accommodation.
- The Heritage Revitalization Agreement allows for both while preserving Heritage assets.
- Noted that the following considerations were considered as part of the agri-tourism value of the subject property:
 - o Active farming; and
 - o Old Meadows Market to the south.
- Noted that the following considerations were considered as part of the heritage value of the subject property:
 - o Farm house;
 - o Tobacco barn; and
 - o History of farming on the land.
- The subject property falls within Section 5.7 of the Official Community Plan which identifies and conserves heritage resources.
- The subject property also falls within Section 5.33 and Policy 5 of the Official Community Plan which supports agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations.
- Staff are requesting that the Committee comment on the following aspects of the application:
 - o Increased uses on the subject property (Tourist Rentals) and the potential impacts to farming on site and adjacent operations;
 - o Potential buffering and mitigation measures; and
 - o Siting and design considerations.

AAC/Staff Discussion:

- Confirmed that staff have not reached determined the level of buffering that will be required for the site.
- Advised that the City's Zoning Bylaw now requires specific buffering with respect to agri-tourist Accommodations.
- Confirmed that there is a synergy and relationship with the market garden to the south as the properties share a driveway.
- Advised that this application is for a unique use due to the heritage aspect of the property and clarified that the carriage house would be used as agri-tourist accommodation.
- Provided the rationale for the different uses due to the fact that the property is on the heritage register.
- Provided the rationale for recommending a Heritage Revitalization Agreement for the property, given that a Heritage Revitalization Agreement provides the scope for a site specific agreement, such that the heritage components can be preserved while incorporating a complementary tourist component.
- Provided the rationale for supporting a non-permanent foundation for the carriage house.
- Advised that the Heritage Revitalization Agreement is a tool that City's uses in order to ensure that the carriage house won't be rented year-round. Noted that another tool the City can pursue is a covenant registered on title that would specify the use.

Colin Thomson, Applicant:

- Displayed a photo of the farm for context.
- Would like to put a little cottage just in the corner, off of Gordon Drive.
- Advised that the site would accommodate RV parking on the main body of the farm for overnight purposes only. The RV storage would be specifically for the cottage guests only, not a RV campsite.
- Proposing to provide minimal parking (1-2 spots) just outside of the proposed cottage.
- Has planted dogwood along Gordon to act as a buffer, which should grow to approximately 10 feet. It is establishing well.
- Not sure how buffering would apply to the cottage as it is not a RV site, and that the hay field adjacent is not sprayed on a regular basis.
- The cottage would be adjacent to his mother's house and will be constructed in the same style as the 'old farm house' on the site.
- The location of the cottage, close to the road, will not have a significant impact on farm production. In addition, given that it will be on temporary foundations and have a septic tank, not field, it could be returned to agriculture at any time.
- Will be offering offer tours of the farm to the guests of the cottage.
- Provided an overview of the history of the farm.
- Provided the rationale for proceeding with the Heritage Revitalization Agreement application.
- Confirmed that the farm is production year-round (cattle and hay), but the income is not enough to support his family.
- Provided the rationale for the non-permanent foundation and advised that the cottage will be constructed in a manner so that it is easily moveable.
- Advised that power, water and gas are already in the proposed location.
- Due to servicing under the driveway, it would be cost prohibited to hook up to the sewer and that is why a septic tank (rather than a septic system or City sewer) will be used for the cottage.
- Responded to questions from the Committee Members.
- Advised that the cottage will be located within the setbacks required and will be located as closed to Gordon Drive as possible to minimize any impacts to the farm.
- Confirmed that he does not spray his crop on a regular basis. The crop is only sprayed if it has been turned over.
- Confirmed that the intend is not to rent long-term; only short-term rentals through the entire year.

Staff:

- Advised that this application will also be considered by the Heritage Advisory Committee which will consider the heritage aspects of the proposal.

Moved by Dominic Rampone/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council support Heritage Revitalization Agreement Application No. HRA16-0002 for the property located at 4193 Gordon Drive, Kelowna, BC to allow for a carriage house to be used for short-term and long-term rentals on the Heritage Registered property.

Carried

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supports the application for a carriage house to be used for rentals as there is minimal impacts to agriculture and the buffering proposed is acceptable. The Agricultural Advisory Committee commented that they would like to see an improvement of some sort regarding the maintenance of the heritage property and suggested that Council may wish to seek to register a covenant on the title to ensure short-term rentals. The Agricultural Advisory Committee also noted that at this time, the proposed buffering is acceptable; however, in the future, more enhanced buffering may be necessary and should be considered.

3. Old Business**3.1 Kelowna International Airport Update to Master Plan 2045**

Staff:

- Introduced the item and the Airport staff in attendance.

Airport Staff:

- Displayed a PowerPoint Presentation summarizing the Kelowna International Airport's (YLW) Master Plan 2014 and responded to questions from Council.
- Advised that the gas station is being proposed in order increase the Airport's non-aeronautical revenue.
- Advised that there will also be two (2) food chain stores in the vicinity of the gas station.
- Advised that gas stations are utilized by people who drive to/from airports.
- Advised that currently a parkade is too cost prohibited and is not being considered; however, staff is open to a third-party development agreement in which a third-party would construct and manage a parkade.
- Advised that there are many different options being considered in order to move traffic to/from the Airport.
- Noted that there is no actively farmed land that surrounds the Airport and spoke to how the Airport would minimalize any impacts should that change.
- Advised that once the recreation corridor is constructed, the public will be encouraged to utilize the corridor and cycle to/from the Airport when possible.

AAC Discussion:

- Expressed a concern with the amount of parking on the Airport lands.
- Would like to see some sort of Airport sponsored grant that farmers could apply for.

Moved by Yvonne Herbison/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee receives, for information, the YLW Master Plan 2045 presentation, attached to the Report to the Committee dated September 8, 2016.

Carried

3.2 Previous AAC Decisions

Staff:

- Provided an update regarding previous decisions by the Committee as follows:

- Agricultural Land Commission Reconsideration Request - 1629 KLO Road - A reconsideration request for a previous decision for 'Better Earth Garden Projects' application that was approved for an additional 700 m² of additional retail sales for rock mulch and soil products, could NOT be transferred to the new business owner, but that a new application by the new business owner is required to the ALC.
- Exclusion for the Airport - Supported with certain conditions;
- City of Kelowna - Text Amendment to Council to prohibit A1t - A1t - Agri-tourist Accommodation applications in the A1 - Agriculture 1 zones was supported by Council. A site specific text amendment for the use is still a possibility, as long as it complies with the ALC Regulation as well;
- Ministry of Agriculture - In August 2016, issued a declaration that weddings and other commercial assemblies, up to 150 persons per event, are a permitted use on ALR lands; however, there cannot be more than 10 events per calendar year. All parking must be on-site and parking cannot impact the farm. No new permanent structures are allowed to be built. This use cannot be prohibited by local government.

3.3 Grapes & Tortillas

Staff:

- Provided an overview of the Grapes & Tortillas exhibit at the Kelowna Art Gallery.
- The Executive Director of the Art Gallery would like the Committee to encourage people to attend the exhibit.

3.4 Agriculture Plan Update

Staff:

- Advised that staff is proposing a workshop format at the next Committee meeting in order to review the Agriculture Plan with the assistance of a consultant.
- It is anticipated that the workshop will be approximately 2 hours in length.

3.5 Seasonal Workers

A Committee member inquired if it would be possible to meet with other Agricultural Advisory Committee's to discuss the various issues and options available with respect to seasonal workers.

The Committee members had a discussion regarding what the Agenda would look like should a meeting be arranged.

Staff provided comment on what the Province is already doing regarding Agricultural Advisory Committees and agricultural issues.

Moved by Yvonne Herbison/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support a financial contribution towards the 2017 Okanagan Agricultural Tour and that recommends that Council and staff be encouraged to participate.

Carried

4. Minutes

Moved by Keith Duhaime/Seconded by Ed Schiller

THAT the Minutes of the June 9, 2016 Agricultural Advisory Committee meeting be adopted.

Carried

5. Next Meeting

The next Committee meeting has been scheduled for October 13, 2016.

6. Termination of Meeting

The Chair declared the meeting terminated at 8:15 p.m.

John Janmaat, Chair

/slh

Agricultural Advisory Committee Minutes

Date: Thursday, October 13, 2016
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Domenic Rampone, Ed Schiller, Keith Duhaime, Yvonne Herbison, Jill Worboys and Jeff Ricketts* (Alternate)

Committee Members Absent: Pete Spencer, Tarsem Goraya and Kevin Daniels (Alternate)

Staff Present Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Sustainability Coordinator, Tracy Guidi; and FOI-Legislative Coordinator, Sandi Horning

Guest: Uplands Consulting, Consultant, Ione Smith*

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:04 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 4077 & 4079 June Springs Road, Z16-0065 - Lance & Shanti Handley and Alvin Whittle

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- In 2006, there were three (3) structures on the property:
 - o One single-family dwelling;
 - o One mobile home for family use;
 - o One Shed.
- In 2009, a permit was issued for the new house for the principal resident of the land. This was the garage with the living quarters at the top.

- Also in 2009, a Building Permit for a second, larger home was issued, with the condition that the existing new house (the living quarters over the garage) would be used by the family as farm worker housing, with a condition that the land be used as a plant nursery.
- There was a further condition that both the existing single-family dwelling and the mobile home be removed.
- Noted that the following variances to the Zoning Bylaw will be required:
 - o Maximum Floor Area (90m² to 107.4m²);
 - o Maximum 2nd Floor Footprint (75% to 76.7%);
 - o Distance to Principal Dwelling (10.0m to 30.48m); and
 - o Maximum Height (6.0m to 7.47m).
- Noted that the Committee need to consider:
 - o The proposed rezoning to a carriage house;
 - o Existing policy and objectives for agricultural land and OCP policies for the Resource Protection Area;
 - o Potential impacts on the adjacent agricultural land; and
 - o Recommendation to Council.

AAC/Staff Discussion:

- Confirmed that a business licence to operate the nursery has been issued by the City.
- Confirmed that the plant nursery would be considered farm use.
- Advised that composting is restricted under the *Agricultural Land Commission Act*.
- Confirmed that the Applicants are aware of the rules and regulations.
- Clarified which structure is the accessory building and which is the primary dwelling.
- Confirmed that the Applicants' are seeking to legalize the structure so that it can be used as a carriage house.
- Advised that the Applicants are considering selling the property and would like to sell it with an A1c designation.
- Clarified the Ministry of Agriculture standards with respect to permanent farm help additional dwellings.
- Believes that approximately 1/3 of the property is being farmed with the plant nursery stock.

Lance & Shanti Handley, Applicants:

- Owns the subject property along with Shanti's dad.
- Displayed a PowerPoint presentation summarizing the requesting rezoning.
- When they purchased the property in 2005, they intended to start a plant nursery.
- Provided an overview of the history of the land since they purchased it.
- Advised that they have experimented with different crops.
- Displayed several photos of the property and the subject dwellings.
- Confirmed that the purpose of the application is to make the existing dwelling legal under the A1c zone.
- Believes the A1c zone would be appropriate as it would fit into the surrounding neighbourhood.
- Responded to questions from the Committee.
- Confirmed that approximately 1/2 of the property is being farmed, including the wildflower seed area in the front, not the 1/3 as indicated by City staff.
- They currently employ 1 staff person to assist with the nursery, but the worker is not on the property full time, and also helps with the landscaping company off site.
- The suite in question is in the structure that belongs to Shanti's father and he was never interested in renting out the suite.

- The original intent was to plant grapes or blueberries.
- Would like to use the income from the suite to intensify the farm use on the lands.
- Provided background information regarding the process for applying for building permits.
- Was unaware of the condition that the suite was to be used for farm help only. They stated that they never received the letter sent by the City that was copied to themselves and the applicant at the time of Building Permit (her father's company).

Staff:

- Responded to questions from the Committee.
- Clarified the definition of permanent farm workers.
- Clarified that landscape contracting is not a farm use.
- Confirmed that if the suite was rented to a permanent farm worker, it would be considered legal, although Council Policy No. 3 indicates that all permanent full time farm worker housing requests are now sent to the ALC as an application.

A motion by Keith Duhaime to support the rezoning the properties located at 4077 & 4079 June Springs Road from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone was lost due to a lack of a seconder.

Moved by Dominic Rampone/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council NOT support Rezoning Application No. Z16-0065 for the properties located at 4077 & 4079 June Springs Road, Kelowna, BC to rezone the subject properties from the A1 - Agriculture 1 zone to the A1c - Agriculture 1 with Carriage House zone in order to allow an existing dwelling unit constructed in the upper floor of an accessory building to conform to the City of Kelowna Zoning Bylaw.

Carried

ANEDOCAL COMMENTS:

The Agricultural Advisory Committee did not support the application as they did not feel it was a benefit to agriculture. The Committee Members felt that the property owners should honour the existing condition that the dwelling be used for farm help. If the property is not being intensively farmed, then the farm housing needs to be addressed. The Committee Members expressed a need to protect the potential farming future of the property.

2.2 TA16-0015, TA16-0016 & OCP16-0022, Text Amendment, Temporary Farm Worker Housing - City of Kelowna

Staff:

- Displayed a PowerPoint presentation summarizing the application.
- A regional approach to temporary farm working housing was initiated in late 2015 with participation from:
 - o City of Kelowna;
 - o Regional District of Central Okanagan;
 - o City of West Kelowna;
 - o District of Lake Country;
 - o Ministry of Agriculture; and
 - o Agricultural Land Commission.
- The Temporary Farm Worker Housing (TFWH) Policy objectives include:

- Minimize footprints on farm land;
 - Use existing dwelling within the farm unit as first option;
 - New TFWH on non-permanent foundations;
 - Addresses all properties within the farm unit;
 - Addresses buffers to adjacent properties; and
 - Measurable.
- The Policy is based on the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas.
 - The Policy will require changes and updates to the City's Official Community Plan, Zoning Bylaw and Development Application Procedures Bylaw.
 - The Policy includes new definitions to:
 - Temporary Farm Worker Housing (TFWH);
 - Temporary Farm Worker;
 - Farm Unit;
 - Farm Residential Footprint;
 - On-Farm Processing; and
 - TFWH Footprint.
 - Provided an overview of the Official Community Plan updates that will be required.
 - Provided an overview of the Zoning Bylaw updates that will be required.
 - Provided an overview of the Development Procedures Bylaw updates that will be required.
 - Provided an overview of the next steps.
 - Responded to questions from the Committee.
 - Provided the rationale for not allowing permanent foundations.
 - Clarified the definition of 'on farm processing'.
 - Provided the rationale for the 3.8 ha size rather than 4.0 ha as a minimum parcel size.
 - Clarified that the location of the farm worker housing can be varied and would therefore require an application to Council for the variance.

Moved by Yvonne Herbison/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Text Amendment Application No. TA16-0015, Text Amendment Application No. TA16-0016 and Official Community Plan Bylaw Amendment Application No. OCP16-0022 in order to provide policy for temporary farm worker housing that meets the needs of farmers, which adheres to provincial standards, in conjunction with a consistent regional approach.

Carried

ANEDOTAL COMMENTS:

The discussion identified that there are farms in the community that may require temporary farm workers but will not meet the criteria outlined in the proposed policy and regulations so the Agricultural Advisory Committee recommends that Council ensure that those cases will be considered and accommodated. The Agricultural Advisory Committee was pleased about the possibility of all temporary farm worker housing to be located on one parcel in the farm unit which the Committee Members felt provided opportunities to improve the farming operation as well as provided a social benefit for temporary farm workers. The Agricultural Advisory Committee liked the introduction of the term 'farm unit'.

3. Referrals

There are no referrals.

4. Other Business

4.1 Okanagan Regional Adaptation Strategies Plan

Staff:

- Provided information regarding the Okanagan Regional Adaptation Strategies Plan.

4.2 Agri-Food Business Planning Program - November 16 & 17, 2016

Staff:

- Provided information regarding the upcoming Agri-Food Business Planning Program.

5. Agricultural Land Commission Decisions

5.1 1629-1649 KLO Road - Reconsideration Request

Staff:

- Advised that there is a reconsideration request for the subject property.
- The owners of Better Earth Garden have sold the business and the new owners have made a request to the Agricultural Land Commission to transfer the non-farm use to the new owners.
- The application was denied and it was suggested that the new owners submit a new application for non-farm use.

6. Next Meeting

The next Committee meeting has been scheduled for November 10, 2016.

7. Adjourn Meeting & Reconvene in Knox Mountain Meeting Room

The meeting recessed at 7:36 p.m. The meeting reconvened in the Knox Mountain Meeting Room at 7:45 p.m.

8. Workshop

8.1 City of Kelowna Agriculture Plan Update

Alternate Committee Member, Jeff Ricketts, joined the meeting at 7:45 p.m. The Consultant, Iona Smith, joined the meeting at 7:45 p.m.

Iona Smith, Consultant:

- Displayed a PowerPoint presentation entitled Agriculture Plan Update.
- Responded to questions from the Committee regarding engagement with the stakeholders.
- Responded to questions from the Committee regarding engagement with First Nations.

- Responded to questions from the Committee regarding the rationale for the leading or supporting roles of the City in each of the themes.
- Provided an overview of the following Themes that the Committee is requested to recommend actions for:
 - o Theme 1 - Harnessing and stewarding the bio-physical environment: taking advantage of great soil and sun, while minimizing water use and waste.
 - o Theme 2 - Increasing consumer awareness and support for local agriculture: introducing Kelowna farms to residents and visitors alike.
 - o Theme 3 - Managing urban and rural growth & development: keeping non-farm uses off the ALR.
 - o Theme 4 - Supporting economic development of the agricultural sector: creating farms that create a profit.
 - o Theme 5 - Bridging existing gaps in the food system: getting local food onto local plates.
 - o Theme 6 - Planning for farm succession: making sure that retirement of the farmer doesn't mean retirement of the farm.
 - o Theme 7 - Aligning local policies and regulations with the Agriculture Plan's vision: providing clear direction for decision-makers and landowners.

Moved by Dominic Rampone/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support the key themes for the Agricultural Plan update with the following amendments for consideration:

1. Theme 1 - The City should take the 'lead' role rather than a 'supporting' role when addressing wildlife conflicts and concerns;
2. Theme 2 - Deepening partnerships with schools should be changed to deepening partnerships with schools and other public institutions;
3. Theme 4 - The City should play a 'supporting' role rather than 'no role' in cultivating farm-scale business planning and advancing sector innovation.
4. Theme 5 - Need to be more specific regarding 'food security' and clarify it by stating either 'community food security' or 'household food security'.

Carried

Moved by Dominic Rampone/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 1 - Harnessing and stewarding the bio-physical environment: taking advantage of great soil and sun, while minimizing water use and waste, with the following recommended actions:

- Work with the Invasive Species Council of BC and Regional District of Central Okanagan on initiative to control noxious weeds and invasive species.
- Include agriculture in climate change strategies and plans.
- Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.
- Work with AAFC Summerland Research Station and BC Ministry of Environment to determine opportunities for soil maps to be digitized and made available online.

- Ensure City bylaws (Maintenance of Boulevard Bylaw, Noxious Weeds & Grass Control Bylaw) contain up-to-date list of species of concern.
- Maintain fair water pricing for agricultural users.
- Provide support for water reclamation and re-use projects on farmland.
- Explore impacts of increasing access to treated water and sewer for agriculture.
- Enforce existing weed bylaws.

Carried

Moved by Keith Duhaime/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 2 - Increasing consumer awareness and support for local agriculture: introducing Kelowna farms to residents and visitors alike, with the following recommended actions:

- Explore opportunities to develop an agri-tourism strategy with RDCO and Tourism Kelowna.
- Develop historical interpretive signage regarding agriculture for local parks.
- Support agricultural events, festivals, fairs, and celebrations.
- Develop policies and bylaws to increase opportunities to sell local food within the community.
- Install signs along roads in farming areas to indicate specific farms, crops, etc.
- Work with school districts to explore the possibility of using school grounds for pop-up markets or other agricultural events.
- Support curriculum in schools and community-level programming that educates residents about the history of agriculture in Kelowna.
- Explore the development of a local food procurement policy.
- Develop an identity for Kelowna that highlights a diverse agricultural sector.

Carried

Moved by Jeff Ricketts/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 3 - Managing urban and rural growth & development: keeping non-farm uses off the ALR, with the following recommended actions:

- Address known non-compliance issues and hot spots through bylaw enforcement.
- Support the Farm Practices Protection Act and associated dispute resolution process.
- Work with the real estate industry to develop a “Good Neighbour” policy that provides new landowners with information about normal farm practices.
- Adopt permanent growth boundary protection tools to further protect the ALR.
- Plan roads, sewer, and other services such that the island effect for farmland is minimized.
- Adopt a policy such that ALR applications are only forwarded to the ALC if an Agrologist report indicates an overall benefit to agriculture.

- Develop a homeplate policy to limit overall footprint of residential uses on ALR.
- Provide information to real estate industry about impacts of farmland speculation.
- Encourage city officials to meet with real estate governing bodies to communicate development restrictions on farmland.
- Meet with other local governments to discuss common concerns and advocate for changes at the provincial level (e.g. property tax amendments and other items of provincial jurisdiction).

Carried

Moved by Jeff Ricketts/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 4 - Supporting economic development of the agricultural sector: creating farms that create a profit, with the following recommended actions:

- Enhance connections between producers, small businesses, non-governmental organizations, and small scale food processors.
- Support an inventory of food storage, distribution, and processing capacity for small and medium-scale producers.
- Support staff in professional development towards agricultural and rural planning.
- Provide templates and other guidelines and support for farmworker housing development.
- Continue to communicate third-party business planning sessions and workshops to the agricultural community.
- Support the agricultural economic development goals of the Central Okanagan Economic Development Commission (COEDC).
- Advocate for general support from higher levels of government.
- Support the development of a local Farmers Institute.
- Support community-level agricultural facilities for food preparation, processing, and cold storage and investigate possible funding sources.

Carried

Moved by Yvonne Herbison/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 5 - Bridging existing gaps in the food system: getting local food onto local plates, with the following recommended actions:

- Conduct an inventory of urban (public land) farming opportunities.
- Create grant/funding stream for projects that support local food system initiatives.
- Endorse/support the visions of other local organizations working in food security, food access, and food self-sufficiency.
- Explore the possibilities of incubator farming on public lands.

- Convene a meeting with stakeholders about the needs and opportunities for a community food hub.
- Support the development of a healthy food strategy.

Carried

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 6 - Planning for farm succession: making sure that retirement of the farmer doesn't mean retirement of the farm, with the following recommended actions:

- Support dissemination of guides, factsheets, reports, on alternatives to buying/selling of farmland.
- Explore opportunities to establish a farmland trust (possibly regional).
- Promote land linking and mentorship programs (i.e. Young Agrarians).
- Work with the real estate industry to provide those selling ALR with alternative options to fee-simple sales.

Carried

Moved by Dominic Rampone/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 7 - Aligning local policies and regulations with the Agriculture Plan Update-'s vision: providing clear direction for decision-makers and landowners, with the following recommended actions:

- Perform regular review of OCP and Zoning Bylaw to ensure that commitment to agriculture and food system is embedded and reflected.
- Meet with RDCO, RDNO, other nearby local government planners to discuss common agricultural and food security goals.
- Meet with other Farm Bylaw municipalities (Abbotsford, Langley, Delta) to discuss common issues.
- Provide support (endorsements, funding) for non-governmental groups working on projects/initiatives that the Agriculture Plan Update supports.
- Explore the development of a local food procurement strategy.
- Re-examine ALR minimum lot sizes and determine whether they support or constrict a diversity of agricultural activities.
- Explore compensation for ecosystem services provided by agriculture.

Carried

Staff:

- Advised of the next steps in the Agricultural Plan update process.

9. Termination of Meeting

The Chair declared the meeting terminated at 9:54 p.m.

/slh

John Janmaat, Chair

DRAFT

COMMITTEE REPORT



Date: December 8, 2016
RIM No. 1210-21
To: Agricultural Advisory Committee (AAC)
From: Community Planning Department (MS/TG)
Application: Agricultural Plan Update **Applicant:** City of Kelowna
Subject: Agricultural Plan Update – Engagement

1.0 Purpose

The purpose of this report is to update the Agricultural Advisory Committee on the results of the Agricultural Plan Update for the fall of 2016.

2.0 Summary

At the October 13, 2016 Agriculture Advisory Committee Meeting (AAC), members assisted in the development of a draft list of actions for the Agriculture Plan Update. These actions were then forwarded to a Council workshop for their input on November 14 (for reference see attached: Draft Recommendations October 2016 Schedule B as presented to Council). Following this input, a variety of targeted engagement took place over the course of November 22/23 including:

1. Airport meeting
2. South East Kelowna Irrigation District meeting
3. Okanagan Basin Water Board and BC Agriculture and Food Climate Action Initiative meeting
4. Farmer Conversation (Small and Medium Scale Producers)
5. Agriculture Resource Group / Industry Meeting
6. Stakeholder Session
7. Agri-tourism meeting

Over the course of these sessions, a variety of additional actions were suggested for each of the theme areas that were initially discussed at the October 13 AAC meeting. These proposed actions are provided in Appendix A for discussion purposes only. It should be noted that these proposed actions are draft and have not been reviewed or vetted by staff.

Further, since the last AAC meeting, a variety of email discussions have occurred between AAC members on other potential actions to be added to the draft action list for the Agriculture Plan Update including:

- Agricultural Liaison Services
- Zoning compliance for business licences on agricultural properties
- Farm residential footprint (also known as homeplate)

At the December meeting, members will discuss and decide whether to forward a recommendation on actions related to the above topics.

Over the coming months, the list of draft actions will be reviewed and revised as the Agriculture Plan Update is drafted. It is important to note that the Agriculture Plan will focus on actions where the City has a role, and consequently, not all the actions that have been proposed to date will be in the final version of the Plan. A presentation on the draft plan will be made to the Agriculture Advisory Committee in the new year.

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Appendix A: Additional actions proposed during November engagement

During the November Agriculture Plan Update engagement, the following action items were proposed to be added to the Draft Recommendations October 2016 Schedule B, as presented at the City of Kelowna Council Meeting on November 14, 2016. These proposed actions are for consideration only and will be reviewed and vetted prior to the development of the draft Plan.

The proposed actions are provided under each of the 7 theme areas.

Theme 1 - Harnessing and stewarding the biophysical environment

- Monitor the use of herbicides and pesticides to manage farm pollutants, minimize the overuse of chemicals, and provide baseline monitoring of the use of these chemicals;
- Support and promote organic production methods;
- Undertake a governance study, ideally by a third party, to determine how agricultural water users can best be served by either the current irrigation district, by a City water provider, a hybrid, or something else;
- Develop an Agricultural Water Plan for the City;
- Promote and support OKSIR and push for similar initiatives for other pests;
- Update the noxious weed bylaw to ensure that the replacement noxious plants is done with pollinator-friendly species;
- Update the noxious weed bylaw to include noxious insects and diseases;
- Work with fruit growers and experts on appropriate trees to distribute in urban areas (i.e. urban use and RV Park use of fruit trees for aesthetic purposes can spread pests and diseases into the farming areas);
- Ensure adequate water supply for farming (include a reference to water quantity, not just pricing);
- Support work being undertaken by OBWB and/or the BC CAI to model climate change impacts on water availability for the farming community (e.g. provide OCP and zoning buildout numbers for GIS modelling);
- Limit or restrict the sale of cedar hedging within the city as they are especially heavy water feeders;
- Update the soil deposit and removal bylaw, and include reference to composting;
- Include an action regarding the need for education of the public around existing bylaws;
- Provide leadership around best management practices for mulching (e.g. use mulch in city landscaping activities);
- Ensure that water restriction/drought level messaging is consistent across jurisdictions in the region;
- Support the creation of a regional composting facility for yard waster and food scraps; and
- Support the work that is being done in regional air quality plan (smoke reduction).

Theme 2 - Increasing consumer awareness and support for agriculture

- Continue to support YLW programs such as Farm to Flight and expanded services at the airport such as a new restaurant in the departure lounge that will serve local appies, beer, and wine;
- Work with the BC Farmers Market Association on an expanded market strategy and investigate options for pocket markets;
- Work with the BC Farmers Market Association to determine what infrastructure is needed in order to find a better, permanent, year-round market location. Tourism Kelowna is also interested in a more consistent and permanent location for the market;
- Work with Tourism Kelowna to facilitate agricultural events (festivals, open houses, cycle tours, etc.);
- Increase public education of farming practices and what crops are being produced through signage;

- Developing a resource registry of farmers willing to go to schools or host school groups on their farms; and
- Investigate making multi-family shared gardens mandatory in new developments through DCCs or amenity benefit tools.

Theme 3 - Managing urban and rural growth and development

- Work with YLW to determine how the impacts of ALR exclusion, for airport expansion, could be offset by creating benefits to the agricultural sector (e.g. provide topsoil to other farms, create on-site storage and warehousing for distribution by airplane, etc.);
- Clarify what are allowable activities on agricultural land (e.g. ensure that buildings for storage, non-soil bound agriculture is not taking up too much land);
- Include farmers in discussions regarding roadway changes and provide opportunities for farmers to apply for roadway changes;
- Create a public service initiative that includes messaging (e.g. website, social media, printed signs) to educate non-farming residents about what to expect month-to-month in terms of agricultural activities;
- Use signs to promote when spraying is occurring (e.g. please respect that farming is an industrial activity).
- Target those purchasing land in the ALR/A1 or near the ALR/A1 to educate them about normal farm practices. This could include information at point of sale (e.g. covenant or disclosure agreement to acknowledge agricultural activities and the Right to Farm Act);
- Plan traffic calming measures and transportation corridors such that they do not bisect agricultural communities; and
- Develop restrictions on new developments next to farming to include buffers and other edge planning tools.

Theme 4 - Supporting the economic development of the agriculture sector

- Investigate options for DCCs for temporary worker housing;
- Support the concept of developing a cooperative food hub;
- Determine what the best role is for the City regarding agri-tourism (e.g. develop a strategy; clarify allowable uses, etc.);
- Provide a staff point-person (agricultural champion or extension staff) for farmers at the City level in planning and possibly engineering/infrastructure services. This could be an agrologist; and
- Collaborate with OK College, UBCO and community farm groups on incubator farm and restaurants concepts.

Theme 5 - Bridging existing gaps in the food system

- Support the Kelowna Okanagan Food Hub Initiative;
- Make grant programs accessible to food security and agricultural organizations that are registered societies but do not necessarily have charitable status;
- Partner with the Kelowna farmers market to plan a food hub;
- Include community pasture possibilities or leased public land for farming;
- Encourage people to farm in urban areas (e.g. zoning to encourage bee keeping and urban chickens);
- Conduct soil testing and publish results to identify where food could/should be grown in the City;
- Work with the airport to identify food storage opportunities for producers wishing to distribute products through YLW; and
- Facilitate education around economic viability of farming on small, urban lots.

Theme 6 - Planning for farm succession

- Encourage production on under-utilized land;
- Match tax rates with land production activities: Tax higher rates for under-utilized land instead of lower farm rates;
- Ensure options for keeping farm families on the farm exist;
- Lobby Provincial and Federal governments to support agriculture;
- Support the Central Okanagan Land Trust and partner with them to explore if and how agricultural land could be included as part of the trust;
- Promote business aspects of running a farm.

Theme 7 - Aligning local policies and regulations with the Plan's vision

- Provide information on who people can talk to about farming issues;
- Investigate options for addressing mule deer;
- Provide recognition that the expansion of YLW, as identified in the 2045 Airport Masterplan, will require the exclusion of ALR parcels;
- Support a third party review of irrigation districts and the city water provider(s) to determine what type of water governance best serves agricultural users (must consider cost, health standards, and agricultural needs);
- Ensure that water and agriculture is written into plans and bylaws (in particular if irrigation districts are amalgamated);
- Consider developing a drought management and response plan (e.g. as West Kelowna has done);
- Look to regional approach to address some issues; and
- Provide support for NGOs that are working in the areas of food security and agriculture.